

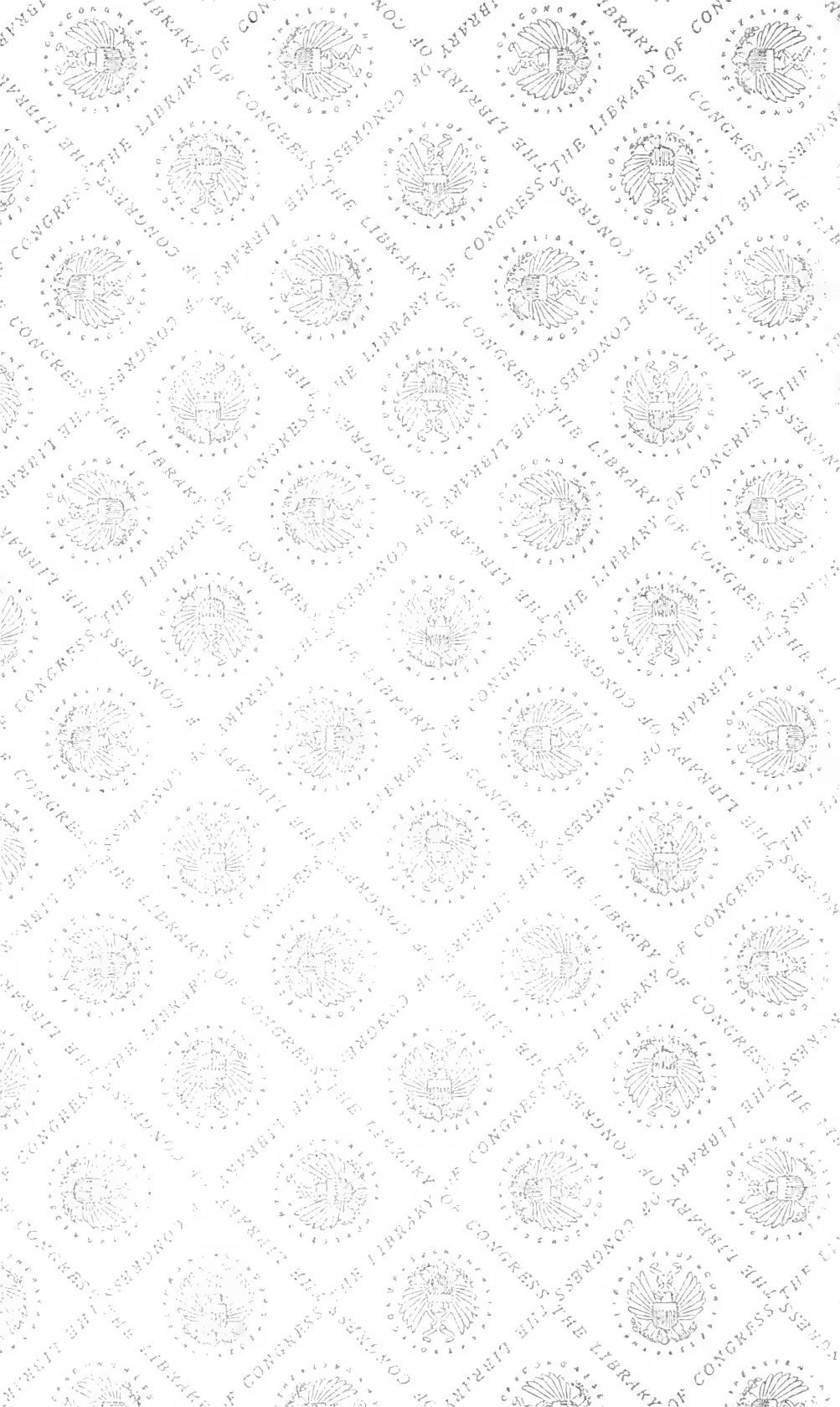
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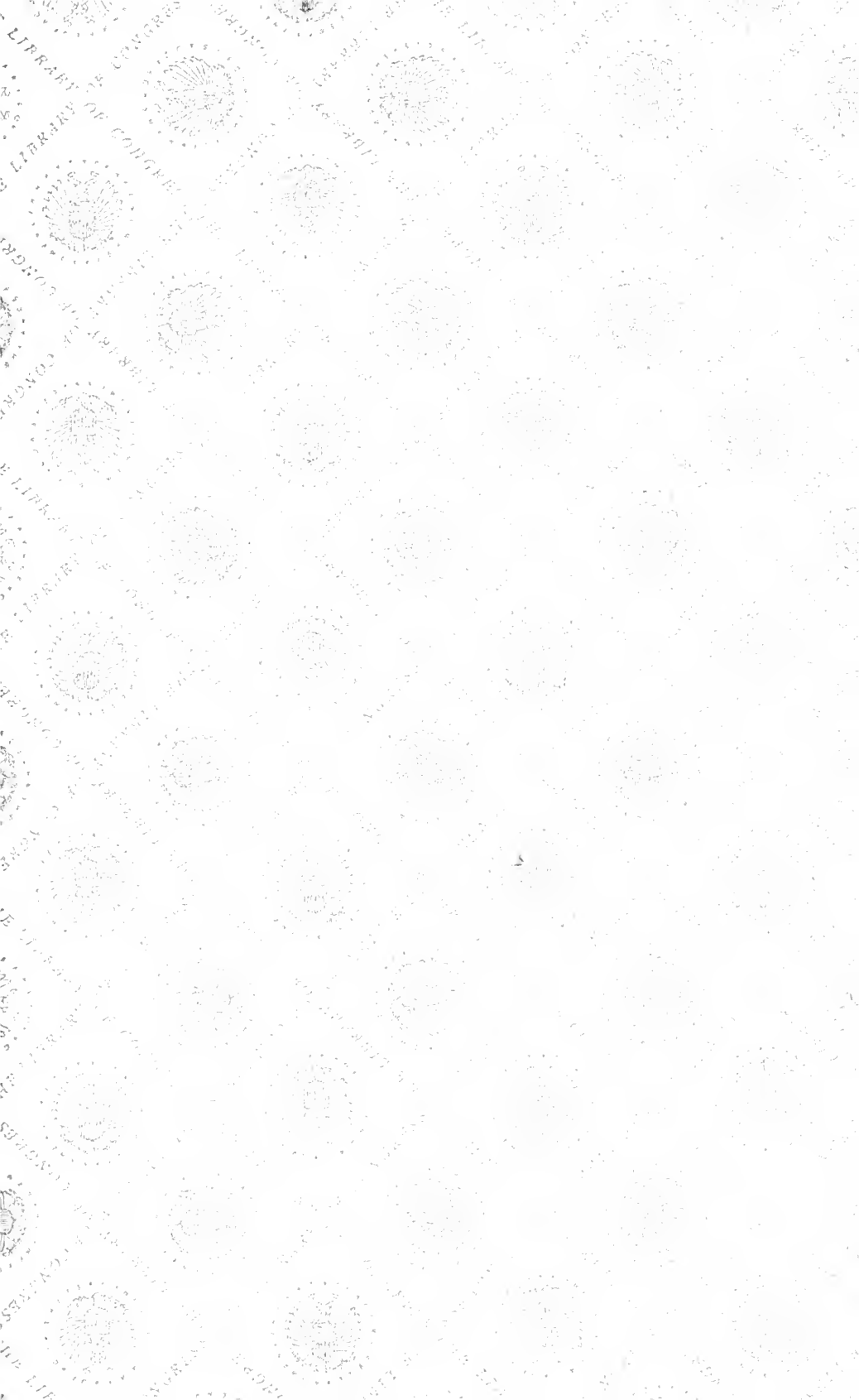
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LAND TITLES

OF THE

AMERICAN ANTIQUARIAN SOCIETY.

BY

CHARLES A. CHASE.

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LAND TITLES  
OF THE  
AMERICAN ANTIQUARIAN SOCIETY.

BY  
CHARLES A. CHASE.

FROM PROCEEDINGS OF THE AMERICAN ANTIQUARIAN SOCIETY, AT THE  
SEMI-ANNUAL MEETING, APRIL 24, 1901.

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Worcester, Mass., U. S. A.  
PRESS OF CHARLES HAMILTON,  
311 MAIN STREET.  
1902.

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The land on which the first Hall of the Society was erected, was in the immediate neighborhood of the lot now occupied, and it seemed fitting to the writer to trace the land titles of each estate, and to make them a matter of record in our Proceedings. This he has not done strictly after the manner of the professional conveyancer, but in a way which will give the history of the titles with some side facts not without interest in themselves.

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<sup>1</sup> See page 19.

of the first committee appointed by the General Court in 1665 to view the neighborhood and to determine "if there be a meet place for a plantation." A committee, appointed later, to have charge of the settlement, included Capt. Gookin, Daniel Henchman, Richard Beers and Thomas Prentice. To Dr. Leonard Hoar of Concord, third President of Harvard College, 25 acres were assigned in the first allotment. The death of Dr. Hoar occurred at about the same time, and 40 acres were subsequently granted to his executrix, Mrs. Bridget Usher of Boston, in lieu of the original grant.<sup>1</sup> Capt. Adam Winthrop, a grandson of Gov. John Winthrop, was one of the first settlers, and at the death of Gen. Gookin succeeded to the latter's place as the representative of the interests of the Commonwealth. Cornelius Waldo, Jr., in company with Thomas Palmer of Boston, and John Oulton of Marblehead, became the owners of very large tracts of land. Mr. Waldo's son Daniel was President of the first bank established in Worcester, and the latter's daughter was the mother of Gov. Levi Lincoln.

The fame of Daniel Gookin, to whom more than to any other one man Worcester owes its settlement, is by no means simply local. He was the associate of John Eliot in the work of civilizing the Indians; and the Indians of the whole colony were placed under his charge by the Legislature in 1656. He was appointed by Cromwell a commissioner to induce New Englanders to emigrate to the island of Jamaica; but his efforts in this direction met with slight success, and he threw up the commission. In 1674 he published "Historical Collections of the Indians in New England; of their Several Nations, Numbers, Customs, Manners, Religion and Government before the English planted there."<sup>2</sup> His "History of the Christian Indians"

<sup>1</sup> Bridget Usher conveyed to Joshua Rice. B. 20, p. 375, Middlesex Registry.

<sup>2</sup> These are in the form of Epistles. They were all dated in 1674, but were first printed in 1792. *Vide* Collections of the Massachusetts Historical Society: Vol. 1., pp. 141 *et seq.*

was published in the second volume of Transactions of this Society.<sup>1</sup> From the office of captain he was promoted to be major-general in the service of the colony.

Only second to Gookin in his services to the new plantation was Capt. Daniel Henchman. He had been most active in the war of defence and offence against the Indians, and at the close of the war entered with zeal upon the work of establishing the "Plantation at Quinsigamond," as the settlement was first called from the name of the beautiful lake upon its eastern boundary. Capt. Henchman "was a cousin of Judge Samuel Sewall, and allied by family ties to the Hulls, Gookins, Quineys and Eliots." His holdings of land were very extensive. His homestead estate was on both sides of "the country road"<sup>2</sup> at the north entrance to the village. There he erected a house in 1683. At his death a portion of the land passed to his son Nathaniel, and later to Gov. John Hancock. A part of this farm was subsequently conveyed to "the first Levi Lincoln" as he is called at Worcester, father of Gov. Lincoln, and a part to Samuel and Stephen Salisbury, the last named being the grandfather of our President.

The other two members of the first committee to have charge of the settlement, Capt. Thomas Prentice of Woburn and Lieut. Richard Beers of Watertown, were also distinguished for military prowess and for valuable services in civil life.

It would be out of place in an essay like this to bring in all the names of the brilliant and famous men who came to Worcester in the early years following its final settlement in the year 1713. The village had been twice abandoned because of the overwhelming attacks of hostile Indians. It must be only in connection with the history of our real estate that we mention the names of the Chandlers, Lin-

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<sup>1</sup> *Archeologia Americana*, Vol. II., pp. 423 *et seq.*

<sup>2</sup> Lincoln Street.

colns, Paines, Waldos, Salisburys and other families, without stopping to pay tribute to their virtues and great merits.

On Feb. 23, 1737-8, Thomas Palmer, an original proprietor,<sup>1</sup> conveyed to John Chandler, jr., "81 acres on which is a mansion house and barn, of which 44 acres is second division land, 16 acres on Goulding's right and 21 third division on Wing's right." This John Chandler, jr., was the third John Chandler, and the second of the name to wear the ermine in Worcester County. He was the grandfather of Lucretia Chandler Bancroft, whose remarkable and beautiful letter to her daughter was printed in the last number of our Proceedings (pp. 125 *et seq.*) accompanied by biographical and historical sketches by her grandsons, Horace and Andrew McFarland Davis.<sup>2</sup> This estate, with large additions acquired by later purchases, passing to the last John Chandler, "the honest Refugee," was called "the down town farm" and was a part of the dower set off to his wife after his flight to England. Mrs. Chandler died in 1783. The Legislature, by a Resolve passed June 23, 1785, granted the dower estate in fee to her seven youngest children. Charles, the oldest of these, and Samuel, who was next to him, bought out the rights of the other five, in the "several messuages, tracts and parsels," paying £320 for each right.

At this point we must digress for a moment to bring in some account of an organization which has been a near

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<sup>1</sup>The Proprietors' Records of Worcester cover the period from 1667 to 1783, with a hiatus from 1686 to 1713. A copy was made in 1856 by Mr. Frank W. Bigelow [H. U. 1854], who was then a law student in the office of Hon. Charles Allen. A more complete copy was subsequently made by Mr. Franklin P. Rice, a local antiquary, and was published by the Worcester Society of Antiquity in 1881, with an introduction and valuable notes by Mr. Rice.

<sup>2</sup>See also the interesting communications from Mr. ANDREW MCFARLAND DAVIS in April, 1901, number of the Proceedings of our Society.

The last Judge John Chandler had seventeen children, of whom four were by his first wife Dorothy Paine, and thirteen by his second wife Mary Church. Mr. J. Peale Dabney (in the *Christian Examiner*, July, 1847,) said of him:

"The Hon. John Chandler of Worcester, whose sons and daughters were as numerous as those of his Royal Master,—and with whose family every other leading family of the region was proud to entwine itself by marriage alliance,—sleeps far from the town and shire of whose honors he had almost the monopoly."



FIRST UNITARIAN CHURCH.

Summer Street.



neighbor of this Society in both of its locations. The Rev. Aaron Bancroft, a native of Reading, had supplied the pulpit of the parish church of the town for several Sundays in the autumn of 1783, and again a year later, and was engaged temporarily to preach in January, 1785. At a parish or town meeting in March of that year, a motion was made to settle him permanently over the parish, but it was defeated because of his Arminian views. A large majority, including the most prominent members, withdrew and formed a new society with Mr. Bancroft as their minister. After a very strong opposition an Act of the Legislature was secured in November, 1787, giving them a separate existence and organization, and the society has since been legally known as Worcester Second Parish.<sup>1</sup> For about five years services were held in the Court House. In the summer of 1791 a church building was begun upon land bought of Charles and Samuel Chandler, part of "the down town farm" before described. These gentlemen conveyed the lot to the Parish on June 16, 1791, for the nominal consideration of five shillings, and the first services were held in the church on Jan. 1, 1792. In 1828 the society built a new and more commodious church on land bought of Isaiah Thomas, a few rods south of our present hall, and sold the old building, which was at once converted into a tavern, to Samuel Damon.<sup>2</sup> There was some dispute about the boundary between the Society's land and the church lot, and Mr. Damon gave a deed of

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<sup>1</sup> Sixty-three gentlemen were included in the Act of Incorporation. Among them were Levi Lincoln [Senior], Timothy Paine, Joseph Allen, Thaddeus Maccarty (M. D.), Samuel Chandler, Abraham Lincoln, Timothy Bigelow, Clark Chandler, Samuel Allen, Edward Bangs, Nathaniel Paine, Isaiah Thomas, Charles Chandler, David Clap, William Jennison and Benjamin Butman.

The reader is referred to the interesting and exhaustive paper, "Gleanings from the Sources of the History of the Second Parish, Worcester, Massachusetts," by SAMUEL S. GREEN, printed in Vol. II, new series of Proceedings of this Society, pp. 301 *et seq.*

<sup>2</sup> The tavern was maintained for several years. The estate was conveyed to the inhabitants of Worcester on May 8, 1846 [B. 419, P. 437], and the building, originally a church, was changed again to a school-house. It was used for the latter purpose some forty years. In March, 1892, the property was sold by the city [B. 1374, P. 469], and passed from public use.

quitclaim, which led the Council, on Nov. 28, 1832, to pass the following vote:—

"That Col. Samuel Damon of Holden, in consideration of his conveying to the Society all his right and title to any land now included within the wall of the yard of Antiquarian Hall, shall, with his immediate family, have the privilege of visiting Antiquarian Hall at all hours when the Hall is kept open for visitors."

Charles and Samuel Chandler owned other real estate in common, and at the former's death in 1798 a partition took place, the "down town farm" going to Samuel, while Sarah, the minor daughter of Charles, became the owner of a larger estate lying southwesterly of the village. After Samuel's death, or on May 9, 1814, his executors, Aaron Bancroft and Benjamin Smith, conveyed the greater part of the down-town farm to Francis Blake [April 27, 1814; Book 192, Page 231]: and on May 9 following sold to Isaiah Thomas, father of the American Antiquarian Society, one-half acre lying just north of the church.

Here was to be our first permanent home.

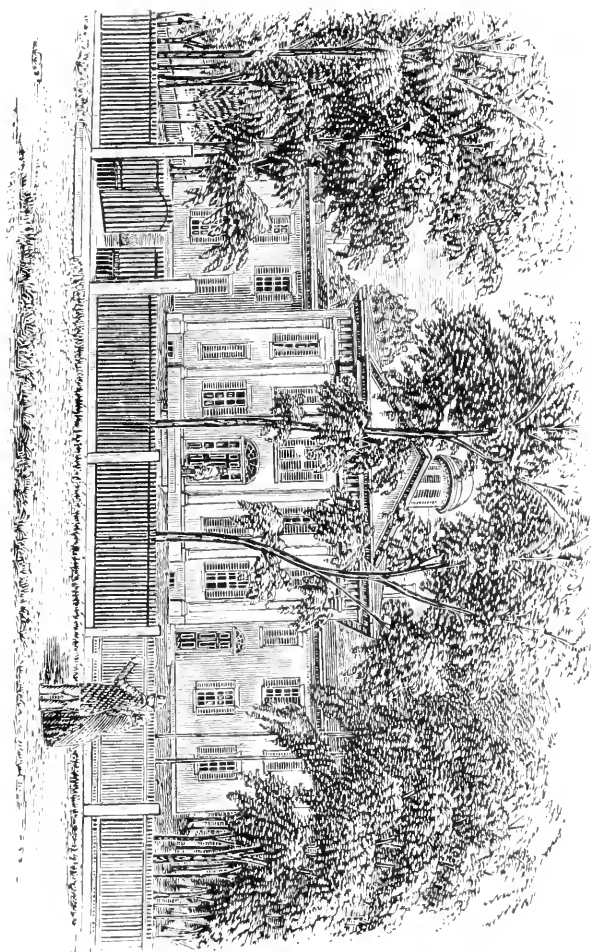
The first meeting of the Society, for organization, was held at the Exchange Coffee House in Boston, on November 11, 1812.<sup>1</sup> The Worcester meeting in September, 1813, was held at the dwelling-house of Col. Reuben Sikes, innholder: in the following September, at the same place, then called the Worcester Coffee House: in July, 1815, and June, 1816, at the Library room, that is, in Mr. Thomas's spacious mansion. On June 26, 1817, "that part of the ways and means committee residing in Worcester made a report that it is expedient that a subscription be opened to procure a sum in order to enable the Society to build a suitable edifice for the Library and Cabinet: and to elect a proper person to apply to the members in the United States for the purpose: and that the person be furnished with \$500 to enable him to proceed in the mission."

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<sup>1</sup> See a paper on The Boston Meetings of the American Antiquarian Society: by Charles A. Chase. Vol. XIII., New Series Proceedings, page 31.



ANTIQUE ARMAN HALL—Summer Street.





On Aug. 15, 1819, it was "Voted that at the request of the President a committee be appointed to superintend the building now erecting by him for the use of the Society.

"Levi Lincoln, Nathaniel Maccarty and Rejoice Newton chosen."

On Oct. 23, 1819, at Foster's Hotel in Boston, a committee, appointed to investigate and report on the general progress and state of the Society, made a long report, in which they say:—

Within the last year our venerable and enterprising President,<sup>1</sup> in praise of whose munificence too much cannot be said, has erected at great expense a handsome, commodious and substantial building for the use and benefit of the Society; and it will probably be ready for the reception of the library and cabinet at some time during the next season. It is sufficiently large to answer all the purposes of the Society for many years, and is so constructed that whenever more room shall be wanted additions may be made without disfiguring but would rather increase the elegance of the edifice.

This building, which was of brick with a classic front, was formally opened on Aug. 24, 1820, "with public services in the Rev. Doctor Bancroft's Meeting House" on the neighboring lot. A formal address was delivered by Isaac Goodwin, Esq. Mr. Goodwin, who is most widely known as author of "Goodwin's Town Officer" [Worcester, 1825,] and "The New England Sheriff" [Worcester, 1830,] a native of Plymouth, was at this time a resident of Sterling, from which place he removed to Worcester in 1826. In his address, which was published by the Society, he dwelt upon the importance of preserving the annals of the human race, and congratulated the citizens of the county upon the event of the day.

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<sup>1</sup> Mr. Thomas was then in the 71st year of his age. For the latest contribution to the Isaiah Thomas literature see an article by our associate, Benjamin Thomas Hill, in "The Worcester Magazine" for July, 1901. Published by the Board of Trade, Worcester, Mass.

Hardly ten years passed before the "commodious" building proved to be too small for its purpose. For at the semi-annual meeting on June 30, 1831, a committee appointed by the Sub-Council reported, recommending "the erection of two wings as soon as may be convenient; each wing to be 25 feet long and 20 deep, two stories high and covered with slate or zinc. One of the wings to have the floors covered with stone or brick, and to connect with the main building by means of an iron door. The expense will not exceed, we think, \$1,200."

While the Society had enjoyed the full use of the building as their own, no deed had ever passed from Mr. Thomas. At his death, which occurred April 4, 1831, his will, which was very voluminous, gave the Society a bequest of \$30,000, followed by this clause:—

I give to said Society, (provided I shall not before my death execute a deed thereof,) and their successors forever, that tract of land in Worcester whereon is now erected a building for the use of said Society, which land I purchased of Samuel Chandler's heirs, containing about one acre near the Second Parish, with the said building thereon; which building is to be forever sacredly appropriated as long as said Society shall exist, for the library, cabinet, &c. of said Society; and the house and building are accordingly devised upon this express condition. And in case said Society shall at any time cease to use said building for said purpose, then the whole of this estate is to revert to my grandchildren generally and their heirs.

Mr. Thomas, in his will, further declared that he valued this real estate at \$8,000. He left to the Society \$10,000 in books from his private collection, and \$12,000 in money to make up the whole legacy of \$30,000.

After thirty years the Library building, with its wings, was all too small for its purpose; and at the annual meeting, October 23, 1850, it was "Voted that a committee be appointed to consider that part of the report of the Council which relates to repairs and alterations of the Library

building and to the erection of a new building on some other site; and the said committee, if they shall deem it expedient may, with the concurrence of the Council, purchase a suitable lot for the purpose last mentioned." Hon. Charles Allen, Hon. Isaac Davis and Hon. Stephen Salisbury were appointed as the committee.

At a meeting of the Council, on December 26, 1850, the Hon. ISAAC DAVIS, from the Committee appointed at the annual meeting of the Society "to consider that part of the Report submitted by the Council which relates to repairs and alterations of the Library buildings, and to the erection of a new building on some other site," made an informal report.

In the absence of the Chairman, Hon. Charles Allen, it was stated that the Committee had examined several lots, and had obtained their prices, viz:—a lot on Park Street owned by Mr. Adolphus Morse, the price of which was \$5,500, a lot on Front Street owned by Hon. Abijah Bigelow, the price of which was \$4,500, a lot on Main Street known as the "Dix Place," owned by Mr. Henry Goulding, the price of which was \$10,000, and a lot next north of the old Court House, on Main Street, owned by Hon. Stephen Salisbury, which Mr. Salisbury proposed to convey gratuitously to the Society, provided the Society was satisfied that the location was favorable for their purposes.

The Committee and the Council having concurred in the opinion that the lot last mentioned possessed very decided advantages for the location of the Library building, and under all circumstances regarding both convenience and safety, was the most favorable for that purpose—and that the liberal proposition of Mr. Salisbury should be thankfully accepted, it was

*Voted*, That a committee should be appointed to procure plans and specifications for a suitable edifice to be erected on the land proposed to be conveyed by Mr. Salisbury.

*Voted*, That Hon. Isaac Davis, Hon. Stephen Salisbury, Hon. Alfred D. Foster, constitute said committee.

At the next meeting of the Council, on motion of Hon. EMORY WASHBURN, it was

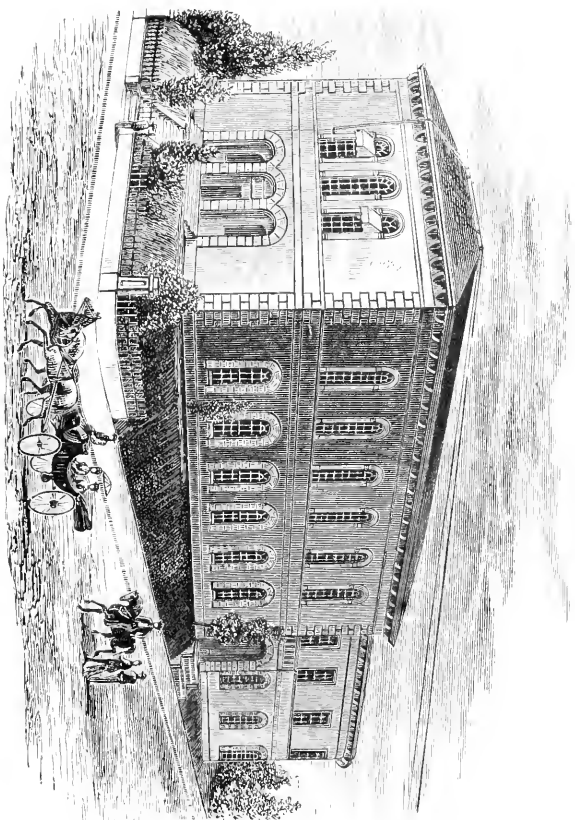
*Voted*, That upon the representation of a member of the committee appointed by the Society to act upon the subject of purchasing a lot for the erection of a new Library building, that the Hon. Stephen Salisbury is willing to execute a deed of a lot near the Court House for that purpose, the Council hereby concur in the selection of said lot, if the committee shall see fit to procure the same, and recommend to said committee that they accept a deed thereof, as being in the judgment of the Council a suitable lot for the erection of such a building.

*Voted*, That the committee appointed at the last meeting to procure plans for a suitable edifice to be erected on the land proposed to be conveyed by Mr. Salisbury, be directed to procure plans with reference to a building, not to exceed ten thousand dollars, exclusive of the expense of preparing the site for the building.

At the semi-annual meeting, April 30, 1851, it was voted : "That the thanks of the Society be presented to Hon. Stephen Salisbury, for his munificent donation of a valuable lot for a new library building." And it was further voted : "That the whole subject of erecting a new library building, and the disposal of the old building and land, be submitted to the discretion of the Council, with full power to sell the old building and land, and erect a new one as they may think proper."

On February 25, 1852, it was

*Voted*, That the Council of the American Antiquarian Society have a grateful sense of the kindness, liberality and public spirit shown by the Hon. Stephen Salisbury, as well in the gift of a valuable site for the new Hall as in the generous offer of the sum of five thousand dollars to aid in its construction ; that accepting in behalf of the Society the offer so made, they readily consent to the use of the lower room for a library for the period indicated in his communication of January 21st. by such persons, and under such regulations as upon a conference with Mr. Salisbury may be thought consistent with the convenience of the Society and the safety of its collections.



ANTIQUARIAN HALL.—Main Street.





On April 30, 1851, the Society had given the Council full power to sell the old building and erect a new one. The following minute is from the record of a Council meeting held on July 1, 1854:—

Pursuant to votes of the Society authorizing the sale of the Society's estate on the east side of Summer street, in Worcester, formerly occupied by the Society, and upon the proposition of the Hon. Isaac Davis in behalf of the Trustees of the Worcester Academy to purchase the same:

*Voted*, That the same be sold to said Trustees for the sum of nine thousand dollars, and that the west line be defined in such manner and by such courses, as to include within the boundaries the quantity of twenty-seven thousand feet of land, with a free and unobstructed right of passage to the grantees and their assigns from every part of the said west line, so to be defined over the remaining land of the Society which will lay between the said line and the east line of Summer street, as established by the County Commissioners, and upon the terms of payment of 1,000 dollars on the delivery of the deed, and the security of a mortgage on the estate for the payment of 4,000 dollars in one year, and 4,000 dollars in two years with interest semi-annually; and that the deed of conveyance be executed pursuant to the vote of the Society at the meeting held this day.

We will follow the title of the Summer street lot until it left our hands. Mr. Thomas's will had provided that if at any time it should cease to be occupied for the uses of the Society it should revert to his grandchildren. The Society, therefore, could not sell it without first obtaining an absolute title. I find no additional vote or authority in the matter, but it is evident that measures had been taken to secure a full title before the vote was passed to sell, for I find upon record quitclaim deeds from the heirs of Mr. Thomas, of "all our right, title, claim and demand in and unto a certain tract of land with the building thereon on Summer street in said Worcester, now occupied by said Society for their library and cabinet." The consideration in each deed was \$1; and the grantors may be

supposed to include all the grandchildren or their representatives.

Samuel Damon, who had become the owner of the church lot, had deeded to the Society a triangular piece of three square rods adjoining our southeast corner, as above stated. At a special meeting of the Society on July 1, 1854, it was

*Voted*, that the Hon. Stephen Salisbury, Vice President of the Society, be authorized and empowered to convey the estate on the east side of Summer street in Worcester, formerly occupied by the Society to such person or corporation and upon such terms and conditions as the Council shall prescribe.

On July 4, 1854, the Society deeded to Worcester Academy the Summer Street lot for \$9,000.

It is worthy of notice here that the two sites which the Society has occupied are in what was the business centre of the village of Worcester. There were the Court House, the Jail, and the first school-house. There were the dwelling-house and the blacksmith shop of Col. Timothy Bigelow, who led the minute-men from the town on the 19th of April, 1775, and who did valiant service through the Revolution. There was the first apothecary shop in the county, established in 1731 by Dr. William Paine and afterwards sold to Dr. Abraham Lincoln, brother of the first Levi Lincoln and son-in-law of Col. Bigelow. There, after 1771, on land bought of John Hancock,<sup>1</sup> was the colonial mansion, still standing, of the first Stephen Salisbury. The little school-house, 24 feet long, 16 feet wide and 7 feet stud, "completely finished with a good chimney, *glase* and that," was built under a vote of the town passed on June 21, 1738. It stood nearly in front of our present building, on land which is now a part of the public highway. In this building a young man, freshly

<sup>1</sup>John Hancock to Stephen Salisbury. 150 acres set off to Joseph and Daniel Waldo as part of their father Cornelius's estate. Nov. 5, 1771. Book 66, page 193 in Worcester Registry. For Cornelius Waldo's title see Middlesex Registry, B. 27, p. 17, *et seq.*: part of John Wing farm.





graduated from Harvard College, taught Latin and the higher branches of English from 1755 to 1758. For a profession he had at first inclined to the ministry; but after a year he decided upon the law, and took up its study under the direction of James Putnam, who is characterized by Willard as "the seventh in point of time but perhaps the first in distinction" [*i. e.*, of the members of the Worcester Bar.]<sup>1</sup> This young teacher and student became the second president of the United States. The first entry in his published Diary describes the circumstances which brought him to Worcester, and the entries for the three years following give a very graphic description of the society of the town and its intellectual activity.

Westerly from, and facing "the down town farm" of Col. Chandler was the large estate of William Jennison, who came to Worcester soon after the final settlement of the town. His brother Samuel, who came with him, was the ancestor of the Samuel Jennison who was Librarian and Treasurer of this Society.

William Jennison sold to the town the lot on which had been built the first school-house, with twenty feet around it, on Nov. 27, 1738.<sup>2</sup> He had previously given to the County of Worcester<sup>3</sup> a lot just south of our present lot, on which a Court House of wood, 36 feet long, 26 feet wide, with 13 feet posts, was built and was first occupied by the courts on Feb. 8, 1734, when the Chief Justice, John Chandler of Woodstock, grandfather of "the honest refugee" of whom I have spoken, delivered a congratulatory address.

After the death (in 1744) of William Jennison, his daughter Abigail Baldwin with her husband William conveyed one quarter of the Jennison estate to Luke Brown,

<sup>1</sup> Address to the Members of the Bar of Worcester County, Massachusetts, Oct. 2, 1829, by Joseph Willard. p. 58.

<sup>2</sup> Book 10, p. 362, Worcester Registry.

<sup>3</sup> Feb. 1, 1731-2; Book 3, p. 57.

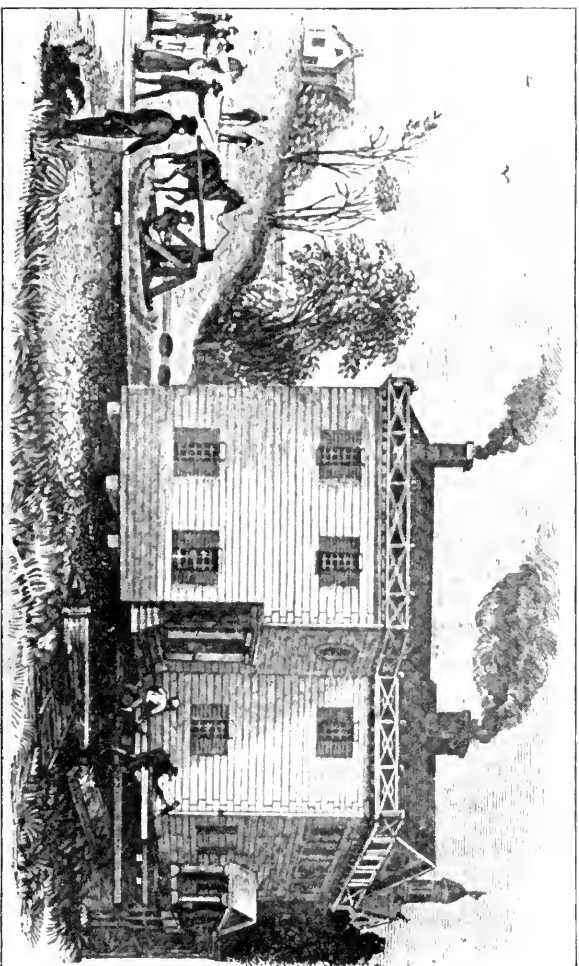
son-in-law of William Jennison, and landlord of the "Hancock Arms." A part of this tract, including part of the present site of Antiquarian Hall, was sold to Isaiah Thomas by Luke Brown's executor; and a tract of about nine acres, lying north and in the rear of the Thomas purchase, was sold by Luke Brown's grandson Luke to Samuel and Stephen Salisbury. Samuel Salisbury conveyed the tract to Stephen, Oct. 22, 1812, and it was inherited by the latter's son Stephen, our grantor and benefactor.

Mr. Thomas sold to Clark Whittemore a lot north of the Court House and on the west side of Main street, 100 feet deep, about 32 feet in front and about 36 feet in the rear. Whittemore sold to Stephen Salisbury, March 22, 1833. A new road leading westerly had been laid out a year or two before, leaving a strip of land between the road and the Whittemore lot, and when Mr. Salisbury conveyed to the Society he gave a lot bounding northerly on Highland street 121 feet and 7 inches, easterly on Main street 70 feet and 8 inches, southerly on a line 24 feet from the stone underpinning of the Brick Court House 118 feet and 3 inches, and westerly by a line running N.  $23\frac{1}{2}^{\circ}$  E. 51 feet and 8 inches. This deed was given "in consideration of my desire to aid in increasing the efficiency of a useful Society, and in consideration of one dollar to me paid by the American Antiquarian Society." It was accompanied by a gift of \$5,000 in money.

On the Jennison land, just south of the court house, Mr. Thomas built a stately dwelling-house. A building containing his printing office and book store was near by. On June 26, 1843, Daniel Waldo conveyed the house lot, 192 feet on the street and about 200 feet deep to the County of Worcester by a deed of quitclaim;<sup>1</sup> and on Aug. 10, Rejoice Newton and Rebecca Newton quitclaimed the same property to the County.<sup>2</sup> The mansion house

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<sup>1</sup> B. 380, p. 472.    <sup>2</sup> *Ibid.*, p. 461.



MOVING THE ISIAH THOMAS MANSION.

Copied from a Circular (A. D. 1839) of William Stowell, Building-Mover.





was removed to the rear, where it still may be seen, unchanged in outward appearance except some alteration of the south wing.

We have seen that Mr. Salisbury's deed to the Society left an open space of twenty-four feet north of the old Court House. It was evidently understood with the County Commissioners that this space should be forever kept open. The county having become owner of land in rear of the Hall, conveyed to the Society, July 20, 1867,<sup>1</sup> a lot 50 feet wide on Highland street, the south line being an extension of a line running parallel with and 12 feet from the south side of the Hall, excepting and reserving to the grantors a right to a passage way along the entire south and west lines of the tract above described and a right to have said 12 feet forever open and granting to said Society a right of passage way.

It was not many years after the new Hall was built that this also was found too small for the Society's needs. The following letter, addressed to the Council, shows how the emergency was met by our President and benefactor:—

WORCESTER, June 25, 1867.

*To the Council of the American Antiquarian Society:*

The increase of the Library of our Society has attracted the attention of its members and friends to the necessity of securing a provision for the sufficient enlargement of the Hall. The claims of the Publishing Fund to be made adequate to the demand resulting from the unprinted materials for History in the possession of the Society, and offered from time to time, which have been urged in the Reports, may be postponed in a confident expectation that their attractive character will ensure for them the moderate provision which is required. But it is impossible to disregard the necessity of securing a safe and acceptable accommodation for the addition of books, which the continued liberality of friends as well as members of the Society will soon make too numerous for convenient consultation in our Hall. This is very apparent in the

<sup>1</sup> B. 749, p. 365.

department of the fugitive and characteristic literature of the passing day: the Pamphlets and Newspapers, of which a large mass unbound is on hand. Our treasury of 1900 bound volumes of newspapers may be greatly enlarged by binding other volumes, which have been kept unbound as long as is expedient, to take advantage of the opportunities of making them more complete. A perfect series of a newspaper is a rarity in any library.

As I have heretofore received your approbation of the proposal to take advantage of the willingness of the Honorable County Commissioners of the County of Worcester to convey to this Society so much of land recently purchased and not needed for the use of the County, as is well situated and suited for our purposes, I was not willing to neglect an opportunity which may not again occur. I have obtained, and now offer to the Society, a deed of conveyance of a quadrangle of land adjoining the west side of the lot of Antiquarian Hall, being of the same width as that west side on the line of junction, and containing 1782 square feet; and that quadrangle is bounded on the North by a street 50 feet wide, on the West by an open passage 24 feet wide, and on the south by an open space about 23 feet wide, which open space separates the lot purchased from the Brick County Court House,—twelve feet of the width of the open passage and the open space being conveyed to this Society.

I also offer to this Society eight thousand (\$8000) dollars, to be held and invested safely and productively as a Building Fund, until by the accumulation of income and otherwise, the Fund shall become sufficiently large to defray the expense of erecting the desirable addition to Antiquarian Hall.

Very Respectfully Yours,

STEPHEN SALISBURY.

This "additional act of munificent liberality" was gratefully acknowledged by the Council and by the Society.<sup>1</sup> In nine years the fund of \$8000 had increased to \$13,000, and a contract was made for the erection of the annex, which nearly or quite doubled the storage capacity of the building.

The old Court House, the third in point of time, built in

<sup>1</sup> See Proceedings at Annual Meeting, Oct. 21, 1867.

1802, and enlarged in 1857, and the elegant, classic stone Court House, built upon the Thomas estate in 1845 and enlarged in 1878, in time came to be considered too small for the convenience of the Courts and public offices. About the year 1895 the County Commissioners were persuaded to undertake the work of enlarging or rebuilding, and an Act of the Legislature was secured<sup>1</sup> authorizing them to make such addition, and by section 5 "to take and hold by purchase or otherwise such land, rights of way and easements as they may deem necessary," *etc.*

The plans finally adopted by the Commissioners provided for an extension of the stone Court House northerly, to cover the land occupied by the brick Court House as well as the intervening land, and even to encroach upon the land or easements of the Antiquarian Society. So a supplementary bill was passed by the Legislature in the next year,<sup>2</sup> authorizing the Commissioners "to sell, tear down or remove the brick Court House \* \* \* and to erect on said land or on any part of the adjoining land a building which shall provide additional accommodations for the several courts in said county sitting at Worcester, and for the county offices and papers," *etc.*

In the development and accomplishment of the plans of the County Commissioners they built much wider "than they knew": for they encroached not only upon our easements but also upon our territory. But the new bounds have now been established by a plan and deeds of record, and it is hoped that it may be long before the Society shall again be disturbed in its real estate or its privileges and appurtenances.

*County of Worcester to American Antiquarian Society.*

KNOW ALL MEN BY THESE PRESENTS that the County of Worcester, a body politic and corporate, within the Commonwealth of Massachusetts, in consideration of One Dollar and other valuable considerations to it paid by the American Anti-

<sup>1</sup> Acts of 1896, chapter 350.    <sup>2</sup> *Ibid.*, 1897, chapter 449.

quarian Society, a Corporation duly established and exercising its franchise in the City and County of Worcester, and Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, doth hereby remise, release and forever quitclaim unto said American Antiquarian Society all its right, title and interest, if any, which the County Commissioners may be authorized and empowered by its agent to convey, to that parcel of land situated in said City of Worcester, lying northerly and easterly of the following described lines, and extending to the southerly and westerly walls of said Society's building. Said lines are located as follows :

Beginning at a point on the southerly line of Highland street, which said point is one hundred and seventy-eight and ninety-six hundredths (178.96) feet easterly, measured on said southerly line of Highland street as now located from the lot line dividing land of Stephen Salisbury from land of G. Henry Whitcomb. Said point is also further defined by being directly opposite to a hole drilled in the top of a stone bound sunk into the sidewalk two feet N.  $13^{\circ} 40'$  E. from said point; thence from said point running S.  $13^{\circ} 40'$  W. said course being at a right angle to said line of Highland street, a distance of thirty-one and fifty-seven one hundredths (31.57) feet, to the center<sup>1</sup> of the upper end of an iron rod driven into the ground at an angle in said line; thence S.  $17^{\circ} 2'$  E. thirteen and seventy-three one hundredths (13.73) feet to the center of the upper end of an iron rod driven into the ground at an angle in said line; thence S.  $57^{\circ} 19'$  E. twenty-two and five tenths (22.5) —  $\wedge$  to the center of the upper end of an iron rod driven into the ground at an angle; thence S.  $68^{\circ} 12'$  E. one hundred and twenty-nine (129) feet to the center of a hole drilled in the top of a stone bound set into the ground; thence easterly in the same straight line about five (5) feet, passing through the center of the large granite fence post to the westerly line of Main street; said land lying northerly and easterly of said line to remain unobstructed by any building or additions to the present Antiquarian building, or any fences or structure except as at present existing, together with the right in said Society of access to the bulk head of its building over the adjoining land of said County. Said lines are further illustrated by a plan made by Civil Engineers, Buttrick & Pratt, dated September, 1900, and to be entered for record with this deed.

TO HAVE AND TO HOLD the granted premises, to the said American Antiquarian Society and its successors and assigns, to its and their use and behoof forever.

IN WITNESS WHEREOF on this 28th day of February, 1901, said County of Worcester has caused its corporate seal to be hereto affixed, and these presents to be signed and sealed in

---

<sup>1</sup> *Sic.*



**PLAN SHOWING  
ADJUSTMENT OF LOT  
LINES between Land  
of AMERICAN ANTIQUA-  
-RIAN SOCIETY and  
THE WORCESTER  
COUNTY COURT HOUSE  
GROUNDS**

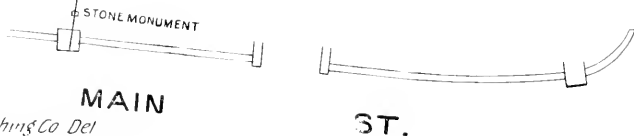
September 1900.

*Buttrick & Pratt  
Civil Engineers  
Rooms 705-706  
State Mutual Building  
Worcester, Mass.*

*County Land*



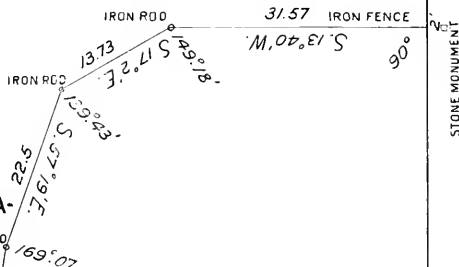
*Note Courses are by  
Magnetic Meridian.*



**MAIN ST.**

**HIGHLAND ST.**

*County Land*



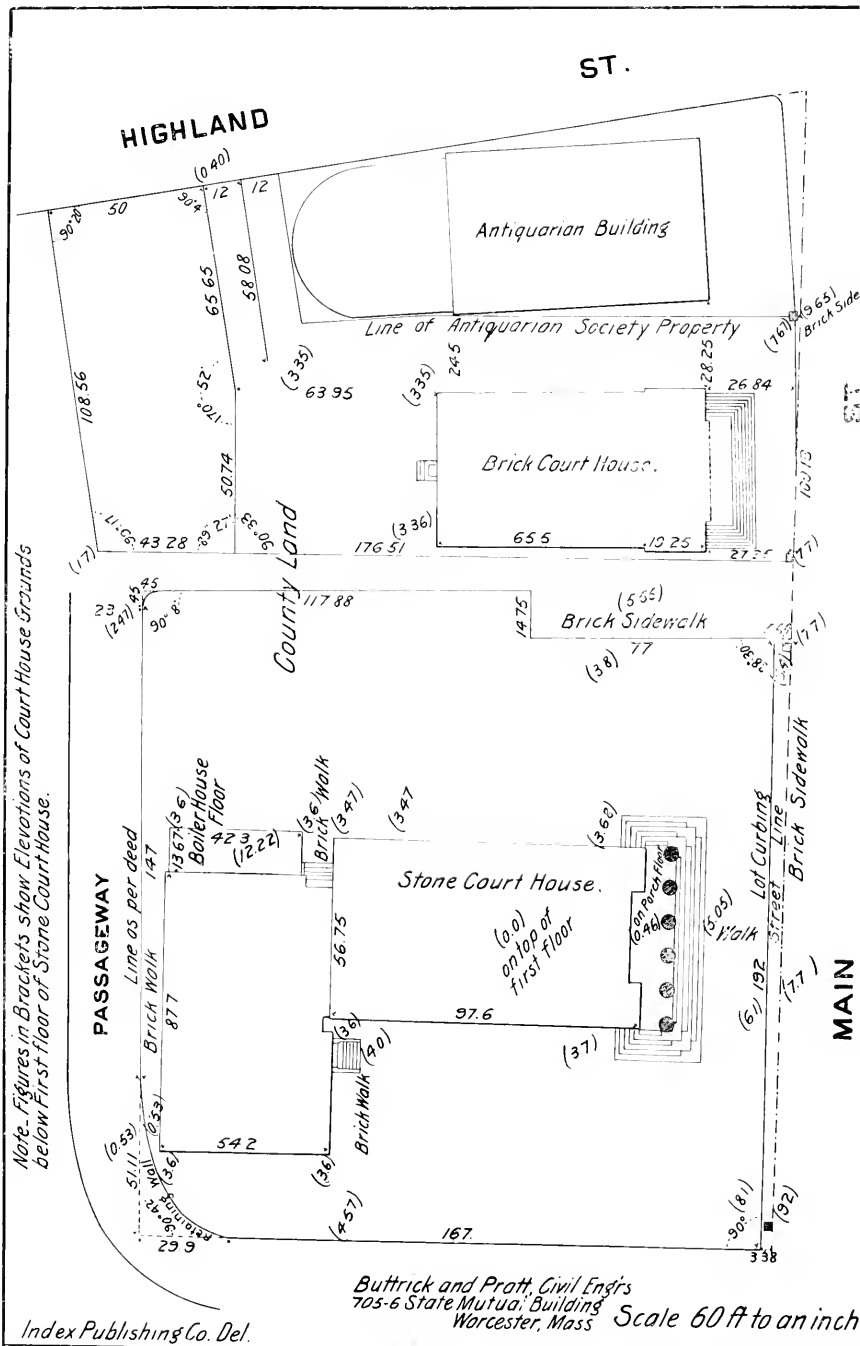
*Land of American Antiquarian Society.*

*Land of American Antiquarian Society.*

**ST.**

**HIGHLAND ST.**

PLAN OF LANDS OF COUNTY OF WORCESTER AND AMERICAN ANTIQUARIAN SOCIETY  
ON COURT HILL, WORCESTER, MASS., PRIOR TO SEPTEMBER 8, 1896.







its name and behalf, by its agent, William T. Harlow, appointed by an order dated the 26th day of February, 1901, passed by the County Commissioners for said County, and duly entered on their records.

THE COUNTY OF WORCESTER [SEAL]  
By William T. Harlow, Agent.

Commonwealth of Massachusetts.

Worcester, ss. March 29th, 1901. Then personally appeared the above named William T. Harlow and acknowledged the foregoing instrument to be the free act and deed of the County of Worcester, and his own free act and deed as agent, before me,  
T. S. Johnson, Justice of the Peace.

Rec'd March 29, 1901, at 4h. 17m. P. M. Ent'd & Ex'd.

Attest:

Dan'l Kent

Register.

---

Worcester, ss. A true copy of Record, recorded with Worcester District Deeds, Book 1680, Page 574.

Attest:

(Sgd.) Dan'l Kent

Register.

*American Antiquarian Society to County of Worcester.*

KNOW ALL MEN BY THESE PRESENTS that the AMERICAN ANTIQUARIAN SOCIETY, a Corporation existing and located in the City and County of Worcester and Commonwealth of Massachusetts, in consideration of One Dollar paid, and certain acts and things done, by the County of Worcester, a body politic and corporate in and of said Commonwealth, doth remise, release and forever quitclaim unto said COUNTY OF WORCESTER all the right, title and interest of said American Antiquarian Society in and unto that portion of the land of said Society which is covered by the building, foundations and projections of the Court House recently erected by the County Commissioners of said County of Worcester upon said County's real estate, on the westerly side of Main street in said City of Worcester, which building, foundations and projections were by inadvertence and mistake extended upon and over said land of said American Antiquarian Society lying outside and adjoining on the north the land of said County described in the description of its taking, dated September 8, 1896, and recorded with Worcester District Deeds, Vol. 1520, Page 1.

TO HAVE AND TO HOLD the granted premises with the privileges and appurtenances there\_ belonging, to said County of

Worcester, its successors and assigns, to its and their own use and behoof forever.

IN WITNESS WHEREOF the said American Antiquarian Society, by Stephen Salisbury, its President and Nathaniel Paine, its Treasurer thereto duly authorized, doth set its hand and seal this 28th day of February, in the year 1901.

THE AMERICAN ANTIQUARIAN SOCIETY [SEAL]  
By Stephen Salisbury, President  
Nath'l Paine, Treasurer.

Commonwealth of Massachusetts.

Worcester, ss. March 29th, 1901. Then personally appeared the above named Stephen Salisbury in behalf of said American Antiquarian Society, and acknowledged the foregoing instrument to be the free act and deed of said Society, before me,

T. S. Johnson, Justice of the Peace.

Rec'd March 29, 1901, at 4h. 31m. P. M. Ent'd & Ex'd.

Attest:

Dan'l Kent,

Register.

Worcester, ss. A true copy of Record, recorded with Worcester District Deeds, Book 1680, Page 576.

Attest:

(Sgd.) Dan'l Kent

Register.

#### ABSTRACT OF TITLES.

Indian Tribes of Pakachoge and Tataessit by John, alias Hoorawan-pouit or Quignonassett, Sagamore of Pakachoge, and Solomon, alias Woonaskoehn, Sagamore of Tataessit, to Daniel Gookin, Senr., and the rest of the Genl. Courts Committee. July 13, 1674. With Middlesex Deeds. Book 8, Page 317.

Heirs of Pannasunet, another Sagamore [probably owning Wigwam Hill and neighborhood], to same grantees. Dec. 6, 1677. Mid'x Book 8, Page 318.

#### THE SUMMER STREET LOT.

Proprietors of Worcester to Messrs. Palmer, Oulton and Waldo. April 5, 1719. Proprietors' Records, Page 123.

PARTITION of lands owned in common by Thomas Palmer, Cornelius Waldo and John Oulton. Jan. 31, 1727. Book 27, Pages 14 to 66, Middlesex Registry. Palmer receives with other tracts, 51 acres bounded North by heirs of Daniel Henchman, East by Richard Wheeler, South by Wheeler and William Jennison, West by Mill Brook.

Thomas Palmer to John Chandler, jr.,<sup>1</sup> Feb. 23, 1737-8. Bk. 8, P. 538.<sup>2</sup>

John Chandler by will three-fifths to his son John and two-fifths to his son Gardiner. Probate Records of Supreme Court of Probate. With Suffolk Court Records, Vol. 1.

Sarah Chandler, widow, release of dower to John Chandler and Gardiner Chandler, Sept. 10, 1762. B. 55, P. 206.

Gardiner Chandler to John Chandler, two-fifths. April 4, 1763. B. 55, P. 213.

State of Massachusetts to sundry persons: dower. Chap. 49, Province Laws of 1778-79.<sup>3</sup>

Judge of Probate to Mary Chandler: dower, Feb. 8, 1780.

Commonwealth of Massachusetts to Charles Chandler, Samuel Chandler, Sarah Stanton, Mary Sever, Lucretia, Thomas and Elizabeth Chandler: Fee.<sup>4</sup>

Aaron and Lucretia Bancroft to Charles and Samuel Chandler. Nov. 20, 1789. B. 108, P. 295.

John and Sarah Stanton to Same. Jan. 27, 1789.

B. 108, P. 297.

Thomas Chandler to Same. Dec. 24, 1789.

B. 108, P. 297.

William and Mary Sever to Same. Jan. 27, 1790.

B. 108, P. 298.

Ebenezer and Elizabeth Putnam to Same. July 10, 1794.

B. 122, P. 617.

<sup>1</sup> This is the second of the three John Chandlers who held the judicial and other offices in Worcester County: the father of "the honest Refugee."

The will of the first John Chandler was probated in the Probate Court of this county. The second John Chandler died on Aug. 7, 1762, and it was apparently more convenient and expeditious to take his will into the Supreme Court of Probate, consisting of the Governor and Executive Council. The will, dated Nov. 10, 1759, with codicil dated March 10, 1761, was approved and allowed Sept. 15, 1762. The two sons, John and Gardiner, were executors, and with Timothy Ruggles of Hardwick as surety, gave a bond for £3000.

<sup>2</sup> The references, unless otherwise stated, are to the Records in the Registry of Deeds for Worcester County.

<sup>3</sup> "An Act for confiscating the estates of certain persons commonly called Absentees." Pronouncing them aliens,—their estates to enure and accrue to the full use of the government and people of this State. Section 9 of this Act is as follows:—

"THAT WHERE the wife, or widow, of any of the persons afore described, shall have remained within the jurisdiction of any of the said United States, and in part [s] under the actual authority thereof, she shall be entitled to the improvement and income of one-third part of her husband's real and personal estate (after payment of debts), during her life and continuance within the said United States; and her dower therein shall be set off to her, by the Judges of Probate of wills, in like manner as it might have been if her husband had died, intestate, within the jurisdiction of this State."

Benjamin Flagg, Nathan Perry and Sam. Miller, a committee appointed by Hon. Levi Lincoln, Esq., Judge of Probate for Worcester County, to appraise the Real Estate of John Chandler, jr., made a return fixing the whole value of such estate at £76,515. One third thereof, including "the down town farm," valued at £25,505, was set off as dower by the Judge of Probate, Feb. 8, 1780. Mary Chandler and Joseph Allen the State's agent "on the estate of John Chandler an absentee" assented in writing.

<sup>4</sup> Declaring them to be seized and possessed in fee simple and as tenants in common of all that part of their father's estate which was assigned and set off to their mother for her thirds, except that part which was set off by the Legislature for a Goal. Resolve: Chap. 47, May Session, 1786.

PARTITION of Land owned in common by Samuel Chandler and Sarah, infant daughter of Charles Chandler, deceased, in which the "down town farm" of 203 acres is set off to Samuel. July 6, 1798. B. 186, P. 230.

Aaron B. Smith and Benjamin Smith, executors of the last will of Samuel Chandler to Isaiah Thomas (for \$500), lot bounded South by Second Parish, West by new road so called [Summer street], North by the Worcester [Boston] Turnpike, East by land sold to Francis Blake. May 9, 1814. Book 190, Page 588.

Isaiah Thomas, by his last will, probated May 3, 1831, to AMERICAN ANTIQUARIAN SOCIETY, to revert to his grandchildren generally and their heirs in case the Society should cease to use it for the library, cabinet, &c. In Worcester County Probate Registry.

Wm. A. Crocker and Frances C., his wife, quitclaim to AMERICAN ANTIQUARIAN SOCIETY. July 30, 1849. Book 457, Page 493.

Samuel L. Crocker and Caroline, his wife, to Same.	Nov. 18, 1848.	B. 457, P. 494.
William Jennison to Same.	Nov. 5, 1849.	B. 457, P. 494.
Pliny Merrick and Mary R., his wife, to Same.	Aug. 9, 1845.	B. 457, P. 495.
Abraham G. Randall and Elizabeth C., his wife, to Same.	Sept. 22, 1849.	B. 457, P. 496.
Albert G. Tarleton and Mary T., his wife, to Same.	Oct. 29, 1849.	B. 457, P. 496.
Edward L. Thomas, of New York city, to Same.	Aug. 9, 1845.	B. 457, P. 497.
Isaiah Thomas, of Springfield, O., to Same.	Aug. 17, 1849.	B. 457, P. 498.
Benjamin F. Thomas to Same.	Aug. 9, 1845.	B. 457, P. 498.
Moses Thomas, of Concord, N. H., to Same.	Aug. 22, 1845.	B. 457, P. 499.
William Thomas to Same.	Nov. 17, 1848.	B. 457, P. 499.
William S. and Almira L. Worthington to Same.	Dec. 17, 1849.	B. 457, P. 500.
Isaiah T. Williams to Same.	Dec. 26, 1849.	B. 457, P. 501.
Gideon D. Williams to Same.	Dec. 26, 1849.	B. 457, P. 501.

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Charles and Samuel Chandler to the Second Parish, &c. June 16, 1791. Book 140, Page 440.

Executors of Will of Samuel Chandler to Francis Blake. April 27, 1814. Book 192, Page 231.

Francis Blake to Second Parish. July 12, 1815. Book 197, Page 420.

Worcester Second Parish to Samuel Damon. May 29, 1830. Book 277, Page 119.

Samuel Damon (triangular piece) to AMERICAN ANTIQUARIAN SOCIETY. Dec. 26, 1836. Book 336, Page 2.

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AMERICAN ANTIQUARIAN SOCIETY to Worcester Academy. July 4, 1854. Book 529, Page 362.

#### OUR PRESENT HOME.

This is undoubtedly a part of the forty acre lot laid out "for the Minister at Worcester," granted by the Proprietors, May 20, 1714. Proprietors' Records, Page 72. Described as "lying on both sides mill brook on ye south side Capt. Wing's homestead now in ye possession of Mrs. Sarah Tomlin: bounded west by land in possession of Collr Winthrop, south by a lott laid out to Deacon John Haywood, East by common land, a highway running thro' part of this land." I have been unable to find how this came into the possession of William Jennison.

Heirs of William Jennison to Mary Stearns : Partition. Nov. 29, 1750. Probate Records.

Mary and Thomas Stearns to Edward Raymond. March 17, 1763. Book 50, Page 444.

Edward Raymond to Luke Brown (1)<sup>1</sup> Dec. 22, 1764. Book 56, Page 525.

Samuel Brooks, administrator of Luke Brown (1) to Luke Brown (2), reserving lot in northwest corner where Luke Brown (1) is buried, and store lot of Dr. William Shepard at southeast corner. Nov. 10, 1772. Book 69, Page 157.

Heirs of William Jennison to his grandchildren, Hannah, Samuel and Elizabeth Lydia Brown and Luke Brown (2). Partition and Decree as above.

Hannah and Samuel Brown to Luke Brown (1) one-half. Dec. 1, 1764. Book 53, Page 83.

Elizabeth Lydia Taylor to Andrew Duncan, one-fourth. Oct. 30, 1769. Book 62, Page 584.

Luke Brown and Luke Brown, jr., to Andrew Duncan south part of this lot, and Andrew Duncan to Luke Brown and Luke Brown, jr., the north part (adjoining Mary Stearns lot). Agreement and Releases. May 3, 1770. Book 61, Page 465.

[For tracts south of above, see Book 38, Page 406; Book 44, Page 288; and above-mentioned Partition and Decree.]

Samuel Brooks, executor of will of Luke Brown (2), to Isaiah Thomas. Dec. 16, 1781. Book 90, Page 191.

Isaiah Thomas to Clark Whittemore [part]. Nov. 24, 1807. Book 167, Page 225.

Clark Whittemore to Stephen Salisbury. March 22, 1833. Book 292, Page 157.

Luke Brown (3) heir of Luke Brown (2) to Samuel and Stephen Salisbury, north and west of last tract. April 12, 1797. Book 130, Page 45.

Samuel Salisbury to Stephen Salisbury. Oct. 22, 1812. B. 188, P. 3.

Stephen Salisbury to Stephen Salisbury, only child. INHERITANCE.

Stephen Salisbury to AMERICAN ANTIQUARIAN SOCIETY. March 10, 1851. Book 476, Page 263.

<sup>1</sup> There were three generations of Luke Browns in Worcester:—

Luke Brown (1) came from Sudbury about 1745, and kept a tavern on the west side of Lincoln Street, just north of Lincoln Square, which was afterwards called "The Hancock Arms." He married Lydia, daughter of William Jennison, who was one of the leading citizens of Worcester. On a visit to New York he contracted the smallpox, and died on April 14, 1772.

Luke, Jr. (2), succeeded his father as tavern-keeper, and died Nov. 6, 1776, aged 31. He left one son, Luke (3), and two daughters.

Luke (3), born Nov. 29, 1722, was graduated at Harvard College in 1794, studied law and practised at Hardwick.

## WEST PART OF PRESENT LOT.

Isaiah Thomas to heirs of his daughter, Mary Ann Simmons, by will.

Worthington Williams to George A. Trumbull. Aug. 28, 1845.	B. 401, P. 652.
Elizabeth C. and Abram G. Randall to same. March 18, 1848.	B. 434, P. 256.
Isaiah T. Williams by guardian, &c., to Levi Jackson. Aug. 14, 1845.	B. 402, P. 322.
Levi Jackson to William Jennison. Aug. 14, 1845.	B. 402, P. 326.
Albert G. Tarleton, quitclaim to same. Jan. 4, 1847.	B. 417, P. 546.
Same and Mary T. Tarleton to same. March 2, 1848.	B. 435, P. 2.
Abigail Pride, life estate, to same. Feb. 4, 1848.	B. 446, P. 402.
Isaiah Thomas to same. May 4, 1848.	B. 446, P. 403.
Isaiah T. Williams to same. March 8, 1849.	B. 446, P. 403.
Frances C. and William A. Crocker, Caroline and Samuel Crocker, and Mary C. Crocker to William Jennison. Feb. 20, 1849.	B. 446, P. 404.
Benjamin F. Thomas to William Jennison, Moses Thomas and George A. Trumbull. April 18, 1849.	B. 446, P. 63.

Thomas, Jennison and Trumbull to John E. Hathaway. April 27, 1849. Book 449, Page 341.

John E. Hathaway to Stephen Salisbury a strip. June 6, 1849. Book 452, Page 460.

Stephen Salisbury to AMERICAN ANTIQUARIAN SOCIETY with the lot fronting on Main street. March 10, 1851. Book 476, P. 263.

John E. Hathaway to Ebenezer Harrington. Sept. 4, 1849. Book 454, P. 219.

Executors of Harrington to AMERICAN ANTIQUARIAN SOCIETY, a triangular piece west of the Society's land, with a base of six feet on Highland street. May 27, 1852. Book 533, Page 390.

Executors of Harrington to Joseph S. Farnum, west of last. Nov. 28, 1854. Book 535, Page 429.

Joseph S. Farnum to County of Worcester. Jan. 8, 1866. B. 718, P. 156.

County of Worcester to AMERICAN ANTIQUARIAN SOCIETY. July 20, 1867. Book 749, Page 365.

This deed is here given for contrast with the interchanged deeds on Pages 19 *et seq.* :—

Exempt from revenue stamp.
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*County of Worcester to American Antiquarian Society.*

KNOW ALL MEN BY THESE PRESENTS that the INHABITANTS OF THE COUNTY OF WORCESTER by Charles A. Chase their Treasurer thereto lawfully authorized in consideration of two thousand three hundred and thirty-six dollars and twenty-five cents to us paid by the AMERICAN ANTIQUARIAN SOCIETY the receipt whereof is hereby acknowledged do hereby give grant bargain sell and convey unto the said AMERICAN ANTIQUARIAN SOCIETY its successors and assigns a tract of land on Highland Street in the City and County of Worcester, containing twenty-eight hundred and ninety and one-half feet and bounded as follows: Beginning at the Northeast corner thereof on Highland Street at land of grantees, thence running Southerly by land of grantees partly and partly across a

passage way sixty-three feet five and one-half inches to a point a little Southerly of the middle of said passage way thence Westerly by a line parallel with an extension of the line of the Southerly wall of Antiquarian Hall and twelve feet distant therefrom to a point twelve feet Easterly of the land of Joseph Chamberlin thence Northerly by a line parallel with the East line of Joseph Chamberlin's land and twelve feet distant therefrom fifty eight and fifty five one hundredths feet to Highland Street thence by said Highland Street fifty feet to the point of beginning. Excepting and reserving to the grantors their successors and assigns a right to a passage way along the entire Southerly and Westerly lines of the tract above described and a right to have said twelve feet kept forever open and unobstructed and free from buildings. And hereby granting to said Society their successors and assigns a like right of a passage way over so much of the remaining land of the grantor as lies Northerly of an extension Westward of the line of the entire portion of the North face of the wall of the Brick Court House including the strip twelve feet in width between the tract above conveyed and land of Joseph Chamberlin, and also the strip between said land above conveyed and said last described line: all of said passage way so granted to be kept forever open and unobstructed.

TO HAVE AND TO HOLD the abovegranted premises with all the privileges and appurtenances to the same belonging to the said AMERICAN ANTIQUARIAN SOCIETY its successors and assigns to their use and behoof forever. And we the said Inhabitants do covenant with the said American Antiquarian Society its successors and assigns that we are lawfully seized in fee simple of the aforegranted premises that they are free from all incumbrances that we have good right to sell and convey the same to the said Society its successors and assigns forever as aforesaid and that we will warrant and defend the same to the said American Antiquarian Society its successors and assigns forever against the lawful claims and demands of all persons.

IN WITNESS WHEREOF we the said Inhabitants of the County of Worcester by Charles A. Chase our Agent authorized as aforesaid have signed these presents and set our seal hereto this twentieth day of July in the year of our Lord eighteen hundred and sixty seven.

Signed, sealed and delivered

in presence of  
John A. Dana—^

Inhabitants of THE COUNTY OF  
WORCESTER (seal)

By CHARLES A. CHASE, Agent specially authorized

Worcester, ss.                      July 20, 1867.                      Then personally appeared the within  
named Charles A. Chase and acknowledged the foregoing instrument to be the free  
act and deed of the Inhabitants of the COUNTY OF WORCESTER,

Before me,                      John A. Dana,                      Justice of the Peace,  
Reed, July 23d, 1867 at 2h. 5m. P. M.

Entd. & Exd. By Alex. H. Wilder, Regr.

Worcester, ss. A true copy of Record, recorded with Worcester District Deeds,  
Book 719, Page 365.

Attest:

DANL. KENT, Register.

## REMARKS OF SENATOR HOAR.

After the reading of the foregoing paper, the Hon. GEORGE F. HOAR, one of the Vice-Presidents of the Society, said :—

"I should like to state from recollection one or two facts suggested by the report of the Council which has been read. I should like to have it appear in the report of the Council, where Mr. Chase speaks of the mansion still standing, erected by your honored grandfather, that it was erected by him on land purchased of John Hancock. That might add to the historic associations of 'Lincoln square.' It is perhaps known to some of the members, but ought to be preserved in a more permanent way than in memory, that John Hancock acquired the land which has been alluded to by Mr. Chase as the property of Daniel Henchman, one of the first founders of Worcester, by the will of his aunt, Mrs. Thomas Hancock, who was a Henchman. It was a farm of three hundred acres, which was taken by Daniel Henchman, the old Puritan soldier, one of the founders of Worcester. This land descended from him to the wife of John Hancock's uncle Thomas. She left it by her will to John Hancock, her husband's nephew. John Hancock dwelt there during the summer from 1781 to 1787, in a house which was moved off from the spot, but which now stands in Worcester, on Grove street.<sup>1</sup> It is on the right hand side as you go from Lincoln square to the wire factory, and can be easily distinguished by some architectural ornaments not common in houses of that general character.

"John Hancock dealt in real estate in Worcester quite extensively. A great many of his purchases and sales are recorded in the Worcester County Registry of Deeds, among them the sale of the land to Mr. Salisbury on what is now known as Lincoln square. The fact that he actually dwelt in the farmhouse on this farm, which then stood on

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<sup>1</sup> Southeast corner of Grove and Lexington streets.



Lincoln street, at the corner of Garden street (where the 'Moen house' now stands), is established by an enquiry which I made many years ago of Mrs. Frederick W. Paine, a lady who lived to be nearly one hundred, a relative of our Treasurer. She had dwelt with her husband for many years in the old Paine residence, still standing on Lincoln street. She said that the summer residence of John Hancock, on the spot south of the land of the Paines, was frequently spoken of in the family when she first came to Worcester. That house was afterward the residence of Levi Lincoln, the elder, the great political leader, one of our greatest political organizers—I will not use the word 'boss' in the presence of his great-grandson. But he was a skilful manager of men, and, more than any other man, contributed to the great revolution in politics which took place in New England and elsewhere after the election of Mr. Jefferson. He was not only nominated, but actually appointed, by the advice and consent of the Senate, Judge of the Supreme Court of the United States, by President Madison, on the urgent recommendation of Mr. Jefferson himself, who was his closest personal friend. (His papers are in the possession of the Massachusetts Historical Society in this building.) When the late Governor Levi Lincoln, after his graduation in 1802, delivered an address on the fourth of March, 1803, Mr. Jefferson wrote a very earnest letter to his father, commending the address, and predicting the future eminence of Mr. Lincoln. This house was sold in 1847 with the old Lincoln farm to a gentleman who cut up the land and sold it. Now the John Hancock house in Boston has gone, to the great regret of everybody. George Bancroft's house in Worcester has been suffered by great negligence to be destroyed within a few years. It is to be hoped that the Hancock house in Worcester, with its memories of two famous statesmen, though now moved from its original place, may in some way be preserved.

"Mr. President, the report of the Council also gave an account of the release, by the heirs of Isaiah Thomas, of the conditions on which our first building on Summer street was given to the Society. I remember a very entertaining fact about that, which shows the habits and motives that affected ladies in the time when Dr. Hale and myself were young. I was a student in Judge Thomas's office at that time, or had just been, and had an office next door to his. He took great interest in the new hall, and in having this old estate which his grandfather had given, quitclaimed to the Society. It required the assent of all the heirs; otherwise we should forfeit the property. They got the assent of all the heirs but one lady, a cousin of the Judge, living in a neighboring town. She would not give hers. No offer of money and no persuasion could get her signature. At last the Judge was asked to take the matter in hand. He went to see her. If anybody then living could 'laugh on a lass with his bonny, blue eye,' it was Ben Thomas. He came back exultant, and reported his success in the office. He said he had tried to persuade her, and spent the whole afternoon talking to her; she said no, that her grandfather Thomas meant to have the property left in that way; and she would not sign. He told her that all the other heirs had assented; well, she didn't care about that; he told her she could have almost any sum of money she would name. All was without avail. At last, just as he was going off, he said, 'My dear cousin, if you will sign that deed you shall have the handsomest silk gown there is in Millbury;' and she signed it."





